

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 6 January 2021

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD

Deadline for submittals is by noon, two weeks prior to the next scheduled meeting.

Submit original plus 10 copies.

HARB MEETING MINUTES AND SUBMISSION

MEMBERS PRESENT

Diana Hodgson
Marsha Fritz
Connie Postupack
Rodman Young
Beth Starbuck

VISITORS PRESENT/Virtual Attendance

Darlene L. Heller, City of Bethlehem,
Director of Planning and Zoning
Mike Simonson, City of Bethlehem,
Chief Code Official
David Thomson, 408 N. New Street
Shawn Ulery, Architect, 525 N. New Street
Josh Gillow, 29 East Church Street
Dino Fantozzi, 29 East Church Street
Ed Courrier, Bethlehem Press

MEMBERS ABSENT

Derrick Clark
Fred Bonsall
Connie Glagola

STAFF PRESENT

H. Joseph Phillips, AIA, Historic Officer
E-Mail:
jphillips@phillipsdonovanarchitects.com
Jeffrey Long, Historic Officer
jefflongbethlehem@yahoo.com

MINUTES:

There were no comments on the 2 December 2020 Minutes. The minutes were approved unanimously as submitted. The 6 January 2020 meeting of HARB was called to order by acting Chairperson, Beth Starbuck at 5:02 PM.

ITEM #1: Election of Officers for 2021.

Since Beth Starbuck had prepared to be acting Chairperson for this meeting, this item was tabled until the end of the meeting.

Item #2: The applicant/owner of the property located at 408 North New Street proposes to demolish an existing detached garage at the rear of the property and replace it with a new two-story garage with modifications to an existing deck.

Property Location: 408 North New Street

Property Owner: David & Wendy Thomson

Applicant: Phillips & Donovan Architects, LLC

Proposed work: See project specific minutes attached.

Item #3: The applicant/owner of the property located at 525 North New Street proposes to replace an existing slate roof with GAF Slateline shingles.

Property Location: 525 North New Street

Property Owner: Verizon

Applicant: Ulery Architecture, LLC

Proposed work: The applicant/owner of the property located at 525 North New Street proposes to replace an existing slate roof with GAF Slateline shingles. The color of the shingles will be English Gray. Any exposed copper will be replaced in kind with the only exception being the exposed drip edge flashing along the box gutter which may be painted aluminum to match the box gutter.

Character Defining Features: This structure is a two-story brick structure constructed in 1937 with some later additions. It was built on the site of a former 19th Century 1-story brick club. The large-scale simplified Georgian “home” Replication maintains a residential scale at the street. The current structure, with two additions, houses Verizon facilities and was originally built to house Bell Telephone Company wiring banks. Character defining elements include elaborate chimneys, a stone cornice, Flemish bond brickwork, and 9 over 9 double hung windows.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. Beth Starbuck commented that the condition of the existing slate roof does not look terrible and asked the Applicant if they had considered repairing the slate roof instead of replacing it. The Applicant advised that a roofing contractor initially recommended repairing the lower courses of slate at the interface with the new flat roofing system. However, upon further inspection of the other

areas of the roof, the roofing contractor advised that the existing slate roof was in bad repair and should be replaced in its entirety. The Applicant advised that it has been difficult finding tradesman that are qualified and available to replace the slate roof in-kind and replacement in-kind would be a financial hardship to the building owner. Marsha Fritz asked the Applicant to reconsider replacing the slate with asphalt fiberglass shingles and pursue repair of the existing roof with real slate to match the existing. Ms. Fritz stated that she has the name of a reputable contractor that she can provide to the Applicant. The Applicant advised that the owner, Verizon, is having financial problems maintaining its buildings because of the loss of landline customers. Ms. Fritz responded that HARB is not to consider the cost of the repair, but rather the appropriateness of the recommended solution. Beth Starbuck recommended that this item be tabled with the hope that the Applicant could speak to the owner and demonstrate to him that repairing the existing slate roof with in-kind materials is the most appropriate solution and will cost less in the long run. Marsha Fritz and Beth Starbuck will forward names of local, reputable roofing contractors to Joe Phillips who will forward the information to the Applicant.

The HARB agreed to table this item.

Motion: Marsha Fritz made a motion to table this item, in accordance with the discussion outlined above.

Second: Beth Starbuck

Result of vote: The vote was unanimous to table this item, as per the motion.

Item #4: The applicant/owner of the property located at 29 East Church Street proposes to remove fence sections and gates and to install a 6-foot-high red cedar fence and new gates.

Property Location: 29 East Church Street

Property Owner: Dino and Nora Fantozzi

Applicant: Master Plan Outdoor Living

Proposed work: The applicant/owner of the property located at 29 East Church Street proposes the removal of the existing set-back front green fence sections and gate along with the existing rear side picket fence. These fence sections will be replaced with a six-foot tall, 1"x6" tongue and groove, flat top, red cedar fence. The top one foot of the fence will have a lattice pattern and the posts will have a sloped top cap. There will be one 3'-0" gate in the front and one 2'-0" gate at the rear. The proposed new fence will match the existing red cedar fence on the other side of the lawn and provide a uniform look. It is proposed to leave the fence unfinished without stain or paint.

Guideline Citation: Secretary of Interior Standards No.(s) #9 & #10

Evaluation, Effect on Historic District, Recommendations: No negative impact to the historic district.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. Marsha Fritz stated that the style of fence proposed is one that has been approved by HARB on previous applications. Ms. Fritz asked if the proposed front gate was to be 3 feet high or 3 feet wide. The Applicant responded that the front gate would be 3 feet wide by 6 feet high with a rounded top. Diana Hodgson asked if the front fence and gate would be located in its existing position or if it would be relocated. The Applicant advised that the front fence and gate would be moved back, toward the rear of the property, approximately 15 feet or so. Rod Young asked what type of gate hardware was being proposed. The Applicant responded that plain black, standard gate hardware will be installed. Beth Starbuck agreed that the proposed fence was in keeping with fences previously approved by HARB.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for the removal of existing fence sections and gates and installation of a six-foot-high red cedar fence with a 3-foot-wide front gate and 2-foot-wide rear gate.

Motion: Diana Hodgson made a motion to approve the removal of existing fence sections and gates and installation of a six-foot-high red cedar fence with a 3-foot-wide front gate and 2-foot-wide rear gate, in accordance with the discussion outlined above, and with the following conditions.

1. The fence will be six feet high, including the one-foot lattice section at the top of the fence.
2. The front fence and gate will be relocated approximately fifteen feet toward the rear of the property.
3. The cedar fence will remain natural and will not be painted or stained.
4. All gate hardware will be plain black, standard gate hardware.

Second: Rodman Young

Result of vote: The vote was unanimous to approve the removal of existing fence sections and gates and installation of a six-foot-high red cedar fence with a 3-foot-wide front gate and 2-foot-wide rear gate, as per the motion.

ITEM #5: Election of Officers for 2021.

The HARB, upon motion by Diana Hodgson and seconded by Rodman Young, unanimously approved Beth Starbuck to serve as HARB Chair and Marsha Fritz as HARB Vice Chair.

There being no further business, the meeting adjourned at 6:26 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is written in a cursive, flowing style.

H. Joseph Phillips, AIA
Historic Officer

MEETING MINUTES (SELECT AGENDA ITEM)

BOARD: HISTORICAL ARCHITECTURAL REVIEW BOARD, CITY OF BETHLEHEM
MEETING DATE: JANUARY 6, 2021

Agenda Item #1

Property Location: 408 North New Street

Property Owner: Wendy and David Thomson

Applicant: Joseph Phillips, Phillips & Donovan Architects, LLC

Building Description, Period, Style, and Defining Features: This structure is a two and one-half story, five-bay brick masonry dwelling with a medium-pitch gable roof sheathed in slate. Defining features include 1-over-1 double-hung windows, paneled window shutters at the entry level and blinds (louvered window shutters) at the upper level along with a wood-framed Gothic Revival front porch with built-in seats. The house dates from ca. 1870 and is Federal Revival in style. The house was enlarged from three to five bays in 1904, becoming attached to adjacent twin residences to the south. A series of expansions to the rear (east) were completed during the early 1990s through the mid-2000s, with the current rear garage and deck completed in ca. 2003.

Proposed Alterations: It is proposed to demolish a detached rear garage and deck and replace with a new 2-story garage with modifications to the deck.

Guideline Citations:

- **Secretary of the Interior's Standards (SIS) 9.** -- New additions, exterior alterations, or related new construction will not destroy historical materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historical materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **Bethlehem Ordinance 1714.03 Purposes of Historical Conservation District** -- It is the purpose and intent of the City of Bethlehem to promote, protect, enhance and preserve historical resources and traditional community character for the educational, cultural, economic and general welfare of the public through the preservation, protection and regulation of buildings and areas of historical interest or importance within the City.
- **Bethlehem Historical District Design Guidelines concerning Additions and New Construction** -- including but not limited to following:
 - (1) Scale: Height and Width - Proportions and size of the addition/new building compared with existing building/ neighboring buildings.
 - (2) Building Form and Massing - Three-dimensional relationship and configuration of the addition/new building footprint, its walls and roof compared with existing building/neighboring buildings.
 - (3) Setback: Yards (Front, Side and Rear) - Distance of the addition/new building to the street and property lines when compared with the existing building or other buildings on block.
 - (4) Site Coverage - Percentage of the site that is covered by addition/new building, compared to comparable nearby sites
 - (5) Orientation - The location of the front of the addition/new building and its principal entrance relative to other buildings on the block.
 - (6) Architectural Elements and Projections - The size, shape, proportions and location of doors, porches, balconies, chimneys, dormers, parapets and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings.

- (7) Alignment, Rhythm and Spacing - The effect the addition/new building will have on the existing street patterns.
- (8) Façade Proportions: Window and Door Patterns - The relationship of the size, shape and location of the addition/new building façade and building elements to each other, as well as to other buildings on the existing building/block.
- (9) Trim and Detail - The moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs and how they related to the existing and neighboring buildings.
- (10) Materials - The products with which something is composed or constructed and how they related to the existing and neighboring buildings.

Together with the Secretary of Interior's Standards, these Design Guidelines establish a framework of encouraging additions to existing buildings and new construction that is sensitive to neighboring spatial relationships, forms and materials while differentiating new construction from historical building fabric. New additions should be clearly differentiated but compatible in size, mass, form, fenestration, detailing and style with the historical building, and constructed at a less visible side or rear façade, so the character-defining features are not radically obscured, damaged or destroyed.

Evaluation, Effect on Historical Conservation District, Recommendations: COA Application indicates intent to demolish existing single-story garage dating from ca. 2003 at rear of property and replace with new, larger, two-story structure with two-car garage at entry level and "relative care space" at upper level, along with modifications to existing deck dating from ca. 1998. Current COA Application is supplemented by ten Drawing Sheets that include architectural drawings and photographic images along with depictions of proposed building materials and finishes in support of proposal, all dated Dec. 22, 2020.

Current single-story, wood-frame garage measures 25-feet wide x 20-feet deep, with approx. 2-foot roof overhang above entrances along north façade. Various details coordinate with materials and color scheme of rear addition, which dates from ca. 1998 when addition to existing main structure was modified from single story to two stories. Orientation of garage gable is same as orientation of rear addition, which is perpendicular to gable roof of main house. Proposed replacement structure expands building footprint in three directions (north, east and south), resulting in dimensions at entry level of 32-feet wide x 25-feet deep. Proposed Site Plan (Drawing Sheet 2) and coordinating Floor Plans (Drawing Sheets 6 and 7) depict upper-level overhang measures 2-feet along north façade above garage entrances. Shadow lines on gable (side) façades (Drawing Sheet 9) imply similar overhangs at upper-level windows; however, overhangs are not reflected on provided floor plan (Drawing Sheet 7) so clarification is warranted. Vertical dimensions of proposed structure are not indicated on provided supplementals; however, drawings depict approx. 9-foot height at entry level, 9-foot height at upper level and 12-foot height of roof gable, resulting in overall building height of 30 feet. Proposed replacement structure retains orientation of current garage gable; however, roof pitch of existing gable is approx. 6 in 12 while proposed replacement structure has roof pitch of approx. 9.5 in 12.

Proposed details include man doors at north and west façades (each with lower double panels and upper full glazing) along with two Clopay 'Harbor' (or similar) horizontally-segmented garage doors at north façade (with four vertical panels each, transom at upper-most segment and "Spade" iron lift handles); door paint color is Pratt and Lambert 'Maroon Rust' to match existing previously approved by HARB. Proposed 1-over-1 double-hung windows at lower and upper level are Andersen Woodwright 400 Series painted in 'Renwick Beige' or in Andersen shop-finish 'Canvas' color. Hardieplank smooth-face lap siding with 5-inch reveal to be painted Sherwin-Williams 'Renwick Beige' and Boral flat trim to be painted Sherwin-Williams 'Renwick Rose Beige' to match existing previously approved by HARB. Proposed gutters and downspouts are copper while proposed roof sheathing is GAF 'Slateline' asphalt shingles in 'Antique Slate' color. Proposed Velux skylight in north-facing roof is aligned with lower-level entry door. Trex decking is proposed for expanded portions of deck connecting new garage to existing residence;

clarification is warranted if expanded deck also requires revisions to posts, pickets and/or rails of existing handrail assembly.

Based upon relevant design guidelines, proposed two-story garage structure is appropriate, with following revisions:

- amend upper-segment glass transoms at garage doors with appropriate divisions; divided panes cannot be longer in horizontal dimension than tall in vertical dimension
- re-organize upper-level windows along north facade to better relate to lower-level garage doors; window placement currently seems forced (perhaps?) due to floor plan configuration
- reduce pitch of proposed roof so that roof pitch of main residence is not exceeded ... noting HARB approval of current garage structure defined roof pitch at 6 in 12
- reconsider fixed glazing proposal for both upper gables at side façades; current combinations of square and triangular fixed sash in upper gables are inappropriate for carriage houses within Central Bethlehem Historical District

Discussion: Joe Phillips and David Thomson represented proposal to demolish detached rear garage and replace with new 2-story structure, with modifications to existing deck. Applicant confirmed that expanded garage structure will serve as care unit for aging parent, with increased floor plan to accommodate stairs leading from entry-level two-car garage up to new upper floor level; outer dimensions of proposed structure extend in each direction while respecting 24-inch setbacks at south and east property lines. Applicant also confirmed dimensions from entry-level floor line to underside of soffit is 18 feet in conformance with zoning regulations while proposed roof pitch is 9 in 12, as allowed by zoning; however, recommended reduction in roof pitch to not exceed pitch of main residence is acceptable. Applicant continued that intended copper gutters are smooth half-round and copper downspouts are smooth round to match existing. Details at new areas of decking to match existing while deteriorated deck elements to be replaced in-kind. Applicant agreed to revise design of transoms at new garage doors so divided lites are taller than wide. Applicant noted that proposed window arrangements at upper gable ends relate to gable of existing nearby garage (see View 5) and to large windows at rear addition of existing residence (see View 12), encouraging maximum natural light for vaulted ceilings in upper-level living room and bedroom spaces. Applicant continued that series of upper-level windows along north façade (above garage doors) encourage maximum natural light for large living room, noting slightly larger window centered between garage door openings, flanked on either side with pairs of slightly smaller windows and single windows at each end. Applicant concluded by confirming all upper-level windows are 1-over-1 double hung as depicted in façade drawings and not with divided lites for upper sash, as depicted on supplemental materials page (Drawing Sheet 8).

Ms. Fritz inquired if Applicant had considered other configurations for row of upper-level windows at north façade, noting possibility for three equally-spaced larger windows or even two sets of triple windows ... all centered above garage door openings. Ms. Starbuck also expressed concern about windows above garage doors and encouraged Applicant to be consistent with window sizes while also increasing spacing between each window. Applicant noted floor plan layout (kitchen in northwest corner) will influence window placement to avoid conflict with countertops and upper cabinetry. In response, Ms. Fritz suggested retaining larger central window and flank each side with three slightly smaller windows of equal size and equal spacing between, giving more definition to central window. Applicant agreed to further study upper-level window distribution at north façade.

Ms. Starbuck inquired if Applicant would revise current roof pitch of proposed garage; Applicant confirmed willingness to reduce pitch not to exceed roof pitch of main residence. Ms. Starbuck continued with understanding of Applicant's appreciation of contemporary windows in upper gable portions of nearby structure; however, such windows are inappropriate within Central Bethlehem Historical District and encouraged Applicant to reconsider design. Ms. Fritz expressed appreciation for proposed upper gable windows, citing Secretary of Interior's Standards that additions to historical structures should be differentiated from original by reflecting contemporary style. Ms. Starbuck countered that current design seems inspired by mid-20th century style rather

than contemporary architecture. Applicant noted current proposal is scaled more appropriately for historical district than nearby structure. Ms. Fritz suggested one larger central window flanked on either side by smaller windows would relate to similar gable condition of existing rear addition to main residence. Applicant noted floor plan layout (bedroom in southeast corner) will influence window placement to avoid conflict with interior walls; also noted reduction in roof pitch will result in reduction in overall scale of gable windows. Applicant agreed to further study upper gable windows in east and west façades.

Ms. Fritz requested clarification about upper-level oriel windows at east and west façades. Applicant clarified upper-level windows at gable ends would extend out approx. 6 inches and include paneled trim to animate façades; also confirmed resulting overhangs depicted in façade drawings are not depicted in provided floor plan drawings. Ms. Fritz encouraged Applicant to ensure gable windows align with upper gable windows as design is modified.

Ms. Fritz inquired if current proposal involves demolition and replacement of existing decking; Applicant confirmed that current proposal involves replacement in-kind of deteriorated items as well as installation of new decking and deck elements to match existing. Ms. Starbuck questioned current proposal to patch existing decking with Trex; Applicant responded that current decking is already Trex, as previously approved by HARB. Applicant continued that existing cedar posts exhibit insect infestation and will be replaced in-kind, as needed; existing cedar fencing with lattice privacy screen at south portion of deck will be replaced in-kind and relocated to align with new rear garage wall. Ms. Fritz expressed appreciation for proposed revisions to simplify overall deck construction.

Ms. Starbuck expressed hesitation to approve proposed spade lift handles for garage doors (see Drawing Sheet 8), noting scale of hardware in comparison to depicted doors seems inappropriate and questioned functionality of such handles for horizontally-segmented doors. Applicant confirmed willingness to replace proposed spade handles with standard lift handles at bottoms of doors. Ms. Fritz inquired about hardware on man doors; Applicant confirmed new hardware would match existing, as previously approved by HARB. Ms. Hodgson inquired about envisioned exterior lighting. Applicant confirmed intent to reuse existing wall-mounted carriage lights at both man doors and new recessed lighting within soffit of overhang above garage doors. Ms. Starbuck noted exterior lighting should be limited to max. 3000 Kelvin (warm white) color temperature, if LED bulbs are used.

Ms. Fritz suggested HARB could approve current COA Application while noting suggested revisions so Applicant can continue with various reviews; Ms. Starbuck expressed need to understand ramifications of lower roof pitch, revised upper-gable windows and reconfigured windows above garage doors but suggested resolution should require revisions to be submitted to Historic Officer and select HARB members for final approval. Ms. Fritz concluded by stating project proposal represents nicely-scaled approach to what could be rather mundane design.

Public Commentary: none

Motion: The Board upon motion by Marsha Fritz and seconded by Beth Starbuck adopted the proposal that City Council issue a Certificate of Appropriateness for the project as presented, with modifications described as follows:

1. Proposal to demolish detached rear garage and replace with new 2-story garage along with modifications to adjacent deck was presented by Joe Phillips and David Thomson.
2. Approved garage includes following details:
 - a. new framed structure measures 32-feet wide x 25-feet deep at entry level, with 2-feet deep overhang along north façade above garage entrances; dimension from entry-level floor line to underside of soffit is 18 feet
 - b. orientation of gable roof is perpendicular to roof of main residence and pitch cannot exceed roof pitch of main residence; smooth half-round gutters and smooth round downspouts are copper, roof sheathing is GAF 'Slateline' asphalt shingles in 'Antique

- Slate' color and Velux skylight that aligns with lower-level man door at north façade has dark gray details to blend with roof
- c. man doors at north and west façades have lower double panels and upper full glazing; hardware to match existing
 - d. two Clopay 'Harbor' (or similar) horizontally-segmented garage doors installed at north façade, with four vertical panels each, transoms with divided lites and simple lift handles at bottoms of each door; door paint color is Pratt and Lambert 'Maroon Rust'
 - e. 1-over-1 double-hung windows at lower and upper levels are Andersen Woodwright 400 Series painted in 'Renwick Beige' or in Andersen shop-finish 'Canvas' color; revisions to proposed upper-level windows at north façade include single window centered above garage doors and flanked on either side by set of equally-spaced triple windows; upper-level oriel windows at both gable (side) façades extend out 6 inches and have paneled details; revisions to fixed windows in both upper gables include single larger window centered within gable and flanked on either side by smaller windows
 - f. HardiePlank (or comparable) smooth-face fiber cement lap siding with 5-inch reveal to be painted Sherwin-Williams 'Renwick Beige'; Boral flat trim details to be painted Sherwin-Williams 'Renwick Rose Beige'
3. Approved modifications to adjacent deck include following details:
 - a. Trex (or comparable) composite decking to be replaced in-kind, as needed
 - b. expanded portions of deck to have new decking, posts and handrail assembly, cedar fencing with lattice privacy screen, etc. to be replaced in-kind and to match existing
 4. Approved exterior lighting includes:
 - a. existing wall-mounted carriage lights to be reinstalled at both man doors
 - b. new lighting to be recessed within soffit of overhang above garage doors
 - c. if LED bulbs are used, exterior lighting should be limited to max. 3000 Kelvin (warm white) color temperature
 5. Applicant agreed to submit revised façade (elevation) drawings depicting modified roof pitch, reconfigured upper-level windows at north façade and reconfigured upper gable windows via City of Bethlehem for final review/approval by Beth Starbuck, Marsha Fritz and presiding Historic Officer.

Motion for proposed work was unanimously approved.

Respectfully submitted,



BY:

Jeffrey Long
Historic Officer